



**Planning Staff Report to
Greenville Planning Commission
January 14, 2022
for the January 20, 2022 Public Hearing**

Docket Number: SD 21-747

Applicant: James D. Martin III, Arbor Land Design, LLC

Property Owner: Chelsea Investments, LLC

Property Location: 111 S. Leach Street

Tax Map Number(s): 0084000500100

Acreage: ± 1.00 acres

Zoning: RM-2, Single- & Multi-Family Residential District

Proposal: Major subdivision for an 18 lot, single-family attached residential development

Staff Recommendation: **APPROVE, with staff comments and conditions**

Applicable Sections of the City of Greenville Code of Ordinances:

Sec. 19-2.1.2(A), *Administrative and decision-making bodies, Planning commission, Powers and duties*
Sec. 19-2.2.4(C), *Common procedures, Neighborhood meetings, Neighborhood meeting required*
Sec. 19-2.3.13(A), *Land development, Subdivision*
Sec. 19-6.7.2, *Access standards*
Sec. 19-6.7.3, *Utility standards*

Project Overview:

The applicant proposes a major subdivision of 1 lot into 18 lots, for single-family attached residences, located on S. Leach Street. This development utilizes existing public roads to meet road frontage requirements and proposes no new streets. Sidewalks are existing on S. Leach Street with new sidewalks proposed along Ethel Street and Griffin Street. Common Open Space is provided in various locations within the development.

Procedural Requirements:

Pre-Application and Development Meetings

Multiple pre-application meetings were held between the applicant and City Staff with the Planning, Civil Engineering, Environmental Engineering, Traffic Engineering, and Fire departments prior to submittal of this development plan. Discussions included orientation of units towards existing streets, interior driveways and garages, setbacks, improvements to Ethel Street and Griffin Street, and provision of open space.

Neighborhood Meeting

The Applicant held a neighborhood meeting, as part of the Sterling Neighborhood Association Meeting, on October 14, 2021, as required by subsection 19-2.2.4 of the Land Management Ordinance. A list of attendees and their concerns is included in the meeting packet. A member of City Planning Staff attended this meeting.

An additional meeting between the Applicant, members of the Sterling Community, and City Staff was conducted on October 27, 2021 to discuss some of the concerns presented by the neighborhood at the October 14th meeting.

Site Information

The applicant proposes to subdivide 1 lots into 18 lots for single-family attached residences located along the east side of S. Leach Street between intersections with Griffin Street and Ethel Street, 0.15 miles south of Pendleton Street.

The property is zoned RM-2, Single- & Multi-Family Residential District and is in the Sterling Special Emphasis Neighborhood. Adjacent land uses, on all sides, include single-family detached residential. The GVL2040 Future Land Use Map shows this property as an "Urban Residential" designated area, which prescribes a "mixture of low-density and medium-density housing types, including multifamily units, single-family detached and single-family attached dwellings" at a density of 10-20 dwelling units per acre.

Staff Analysis:

Development Use, Layout and Dimensional Requirements

The RM-2, Single- & Multi-Family Residential District allows for development density up to 20 residential units per acre, with no minimum lot size for single-family attached developments. The total acreage for this project is 1.0 acres, which could allow 20 residential dwellings.

The location of units on the plan reflect compliance with minimum dimensional standards for single-family attached residences. Orientation of the front of the structures towards the existing streets, as proposed, is desirable and consistent with standards for attached residential units. Corner units should incorporate a design that presents similar architectural features on the secondary frontage as is required on the front of the units, specifically relevant to units on Lots 6 and 12.

Vehicle and Pedestrian Access

No new roadways are proposed with this application. Griffin Street will be widened with curbing on the south side of the street to the extent of the project to allow for sufficient width for one-way traffic. The apron at the Griffin Street intersection with S. Leach Street will need to be replaced due to its poor condition. Ethel Street will be widened to allow for sufficient width for two-way traffic and fire aerial access, as necessary. Curbing will be installed along the north side of Ethel Street, with the street width tapering to the existing width of the street as it approaches the eastern extent of the project. Improvements to S. Leach Street include the closure of the existing curb cut to match the existing curbing, curb lawn, and sidewalk.

A private paved drive is proposed to the interior of the site, with two-way traffic to access garages at the rear of all proposed lots, with guest parking on the east side of the property.

Existing sidewalks and curb lawn will be maintained along S. Leach Street. New 5-foot-wide sidewalks, with 2-foot curb lawns, are proposed on the development side of both Griffin Street and Ethel Street. The front entrance of each new unit will need to be connected to the existing or new sidewalks proposed along the street. The Cluster Box Unit mail kiosk will need a sidewalk connection to the Ethel Street sidewalk.

Parking

Parking requirements, for a single-family attached development, is a minimum of 2 spaces per dwelling with an additional 0.25 guest spaces per unit. Parking for individual units will be provided in garage spaces at the rear of all units. Guest parking is provided, with spaces at the east side of the development, at the termination of the private drive.

Landscaping, Buffering & Open Space

A preliminary landscape plan has not been submitted. Street tree requirements will be enforced along the existing and proposed roads. Landscape and tree protection will be addressed during the permit process.

Common open space or recreational space is required at a rate of 200 square feet per dwelling unit for single-family attached residential developments. Open space has been provided at the minimum required rate for this project.

STAFF RECOMMENDATION:

APPROVE, with staff comments and conditions

Staff Comments & Conditions

Planning Comments

- 1) Design of the single-family attached units shall meet standards consistent with the multifamily design standards and will be reviewed for compliance during building permit plan review.
- 2) Corner units shall incorporate a design that presents similar architectural features on the secondary frontage as is required on the front of the units, specifically relevant to units on Lots 6 and 12.
- 3) The front entrance of each new unit shall be connected to the existing or new sidewalks proposed along each street.
- 4) The Cluster Box Unit mail kiosk shall have a sidewalk connection to the Ethel Street sidewalk.

City Engineer Comments

Recommend approval subject to the applicant satisfying all conditions of the Civil and Environmental Engineering Divisions.

Civil Engineer Comments and Conditions

Standard Comments

- 1) The development shall meet the requirements of *Article 19-2.3.13(A) Land Development – Subdivision* of the Land Management Ordinance of the City of Greenville.
- 2) All proposed public and private improvements shall meet the requirements of Section 19-6.7 Site Development and Related Infrastructure of the City's Land Management Ordinance. The design and construction of the public and private infrastructure shall conform to all applicable federal and state regulations and the requirements of the City's design and specifications manual.
- 3) A Site Plan Permit will be required for the development detailing the demolition, grading and stormwater, utility improvements and site access.
- 4) The improvements shall comply with Chapter 11 of the International Building Code for site accessibility. Per Section 1104, a minimum of one accessible route shall be provided from each site arrival point (public transportation stops, accessible parking, accessible passenger loading zones and public streets or sidewalks) to the accessible building entrance served. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site. Additionally, an accessible route shall be provided within the site to connect accessible buildings, facilities, elements and spaces on the site.
- 5) Final Plat – A Final Plat shall be recorded for the subdivision. The final plat will require a separate application and shall be submitted in conformance with the Final Plat requirements as outlined in Appendix F of the City's Administrative Manual. All required public and private infrastructure improvements shall be permitted, constructed and accepted by the respective agencies or a bond in the amount of 125% of the infrastructure costs shall be provided to the City prior to recording the final plat.

Site Specific Comments

- 6) Sidewalk on Ethel Street and Griffin Street will also need to be five-foot sidewalk and two-foot curb lawn.

- 7) City Driveway Apron - If a driveway is to be constructed the driveway apron must meet the requirements of the City of Greenville's *Residential/Commercial* Driveway Detail as shown in standard drawing 13.01/13.02.
- 8) HOA Covenants, Conditions and Restrictions – A declaration of covenants, conditions and restrictions shall be recorded with the Greenville County Register of Deeds Office establishing ownership and maintenance responsibilities of the stormwater management features, green space and other common elements of the subdivision. A reference to the declaration of covenants and restrictions shall be provided on the final plat.
- 9) Solid Waste Collection – The development shall subject to providing a solid waste management plan in accordance with Chapter 32 of the City Code of Ordinances. The plan shall indicate how the solid waste will be collected and the location and placement of any proposed dumpsters or rolled carts proposed with the plan.
- 10) Due to the utility cuts on Ethel Street and Griffin Street, these streets will need to be milled and repaved the entire length of the new development.
- 11) The driveway apron at the intersection of Griffin Street and South Leach Street will need to be removed and replaced. It is already in bad shape, but with all the traffic during construction, it will definitely need to be redone.

Environmental Engineer Comments and Conditions

- 1) Final Plat approval will require a 25' sanitary sewer easement for the sewer mains serving this site.
- 2) Wastewater – Wastewater service for the development will be subject to the following conditions:
 - a. There are existing City sewer mains available to serve this development. The developer must confirm that the existing sewer system/treatment plant has available flow from the City and ReWa by submitting a Sewer Capacity Request Form (Service Lateral Fillable Form aka PSSAR).
 - b. The wastewater permitting and acceptance process shall meet those requirements set forth in the City of Greenville Design and Specifications Manual Chapter 8.
 - c. Each building shall have a separate and direct connection to the City's sanitary sewer main.
 - d. Prior to using an existing lateral, the existing lateral must be tested to ensure that it conforms to City of Greenville performance requirements. Provide a video documenting the condition of the existing service connection prior to its reuse. A new lateral will be required if the existing lateral is in poor condition. The final Certificate of Occupancy will not be issued until the lateral is shown to be in good condition or a new lateral is installed.
 - e. Each building shall require a new service fee through ReWa.
- 3) Stormwater Management – The development is considered a larger common plan and must be performed in conformance with the City's stormwater ordinance (Article 19-7: Stormwater Management). Specifically, you will need to have a Professional Engineer prepare a non-single family site plan for the development and it will be subject to the following conditions:
 - a. A stormwater plan is required to be submitted with the non-single family site plan permit. Submit the major, minor or the soil erosion and sediment control stormwater plan as appropriate.
 - b. At a minimum, a stormwater plan should include:
 - i. Proposed layout.
 - ii. Appropriate erosion control best management practice standard details.
 - iii. A construction entrance.
 - iv. A concrete washout.
 - v. Silt fence
 - c. The plan should also show any drainage details needed to ensure the development will not adversely impact adjacent properties and will adequately control runoff from offsite.
 - a. If the proposed development creates a new impervious surface greater than or equal to 0.25 acres, water quantity will be required for the 2, 10 & 25 year 24 hour storm event with no significant increase in the 100 year 24 hour storm event.
 - b. Any stormwater drainage system conveying offsite water shall be designed in compliance with the Stormwater Ordinance.

- c. Water quality treatment is required when either:
 - The proposed development has a total impervious surface area ratio of 60% or greater and disturbs 50% or more of the parcel or larger common plan over a five year period; or;
 - The proposed development creates a new impervious surface greater than or equal to 0.25 acres.
- 4) Floodplain – A portion of the subject property is not located in a FEMA floodplain as determined utilizing 2019 Flood Insurance Rate Maps.

Traffic Engineer Comments and Conditions

A traffic impact study is required for this development. Given the small net gain of units, it is anticipated that the traffic impact to the surrounding area will be minimal.

Parks & Recreation Comments

No comments

Tree and Landscape Comments and Conditions

A tree survey will be required at time of permit submission. Tree survey should include all trees on site that are greater than 6" DBH. Site plan should show all trees that will be removed due to construction. Mitigation will be required for any protected trees that are removed with either inch per inch replacement or fee-in-lieu. A landscape plan will be required showing the required street trees, parking lot trees, and replacement trees should that apply. Tree density of 1 per 2000 sf minus building footprints should be maintained for each individual lot.

Fire Department Comments and Conditions

If building heights exceed 30 feet as measured in 2018 IFC D105.1, street widths will have to be increased to meet the requirements for aerial access. At time of site plan submittal for permit, all fire access requirements and provisions of 2018 IFC D105 must be met.



city of greenville

APPLICATION FOR SUBDIVISION

Contact Planning & Development (864) 467-4476

Office Use Only:

Application# _____ Fees Paid _____
Date Received _____ Accepted By _____
Date Complete _____ App Deny Conditions _____

APPLICANT/OWNER INFORMATION

*Indicates Required Field

APPLICANT

PROPERTY OWNER

*Name:	JAMES D. MARTIN III	LITHESEA INVESTMENTS, LLC
*Title:	LANDSCAPE ARCHITECT	OWNER
*Address:	49 GREENLAND DRIVE, GREENVILLE	101 E. WASHINGTON STREET STE 400
*State:	SC	SC
*Zip:	29615	29601
*Phone:	864-444-1896	864-655-5160
*Email:	JDM3@ALDILL.NET	KONRADELOBBLESTONEHOMES.COM

PROPERTY INFORMATION

*SELECT SUBDIVISION TYPE: _____ Major Preliminary (3-10 lots) ☒ Major Preliminary (11+ lots) _____ Minor (2 lots)
_____ Major Final (3-10 lots) _____ Major Final (11+ lots)
_____ Modification (Major 3+ lots) _____ Modification (Minor 2 lots)

*STREET ADDRESS 111 S. LEACH STREET, GREENVILLE, SC, 29601

*TAX MAP #(S) 0084000500100

*CURRENT ZONING DESIGNATION R-M2

*ORIGINAL APPLICATION # N/A

*SUBDIVISION PLAT # N/A

*SUBDIVISION NAME LEACH STREET COMMONS

*TOTAL ACREAGE 1.0

*# ORIGINAL LOTS 1 (5 DUPLEX UNITS) *# PROPOSED LOTS 19

INSTRUCTIONS

1. The applicant is encouraged to schedule a preapplication conference at least one (1) month prior to the scheduled submission deadline. At this time, the applicant may also be encouraged to schedule a sufficiency review one (1) to two (2) weeks prior to the scheduled submission deadline to allow staff review of the application. Call (864) 467-4476 to schedule an appointment.

PREAPPLICATION MEETING DATE Oct. 14, 2021

2. If the application includes more than one (1) parcel and/or more than one (1) owner, the applicant must provide the appropriate deed book/page references, tax parcel numbers, and owner signatures as an attachment.

3. All applications and fees (made payable to the City of Greenville) for designation as a Major Subdivision Preliminary Plat must be received by the planning and development office no later than 2:00 pm of the date reflected on the attached schedule.

- | | |
|--|--|
| A. Major Subdivision – New (3-10 lots) | \$300.00 – Preliminary Plat review, <i>public hearing required</i>
\$300.00 – Final Plat review, <i>administrative review</i> |
| B. Major Subdivision – New (11+ lots) | \$550.00 – Preliminary Plat review, <i>public hearing required</i>
\$550.00 – Final Plat review, <i>administrative review</i> |
| C. Major Subdivision – Modification | \$150.00 / \$275.00 – <i>public hearing may be required</i> |
| D. Minor Subdivision – New (2 lots) | \$300.00 – Summary Plat review, <i>administrative review</i> |
| E. Minor Subdivision – Modification | \$150.00 – <i>administrative review</i> |

4. Staff will review the application for “sufficiency” pursuant to Section 19-2.2.6, Determination of Sufficiency. If the application is deemed insufficient, staff will notify the applicant and request that the application be revised and resubmitted to address insufficiency comments. In this event, the item will be postponed to a subsequent regularly scheduled planning commission meeting.
5. Subdivision Plat format and content requirements are reflected in the Administrative Manual at Appendix ‘F’. Please refer to **Section 19-2.3.13, Land Development**, for additional information.
6. **Public Notice Requirements.** Major Subdivision applications require a planning commission public hearing. The applicant is responsible for sign posting the subject property at least 15 days (but no more than 18 days) prior to the scheduled planning commission hearing date.

Major Subdivision applications also require a developer-led neighborhood meeting, which is to be held at least eight (8) days prior to the scheduled planning commission hearing (Sec. 19-2.2.4, Neighborhood meetings). See *Instructions for Organizing a Developer-Led Neighborhood Meeting* for more information.

Upon planning commission recommendation, the application item will be scheduled for city council hearing.

(To be filled out at time of application submittal)

_____ Public Hearing signs are acknowledged as received by the applicant

_____ Instructions for Organizing a Developer-Led Neighborhood Meeting are acknowledged as received by the applicant

***APPLICANT SIGNATURE** _____

7. **Please verify that all required information is reflected on the plan(s), and submit one (1) paper copy and one (1) electronic version of the application submittal package.**

8. **Please read carefully:** The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

In addition, the applicant affirms that the applicant or someone acting on the applicant’s behalf has made a reasonable effort to determine whether a deed or other document places one or more restrictions on the property that preclude or impede the intended use and has found no record of such a restriction.

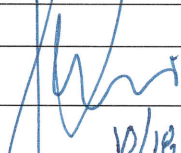
If the planning office by separate inquiry determines that such a restriction exists, it shall notify the applicant. If the applicant does not withdraw or modify the application in a timely manner, or act to have the restriction terminated or waived, then the planning office will indicate in its report to the planning commission that granting the requested change would not likely result in the benefit the applicant seeks.

***APPLICANT SIGNATURE**

DATE

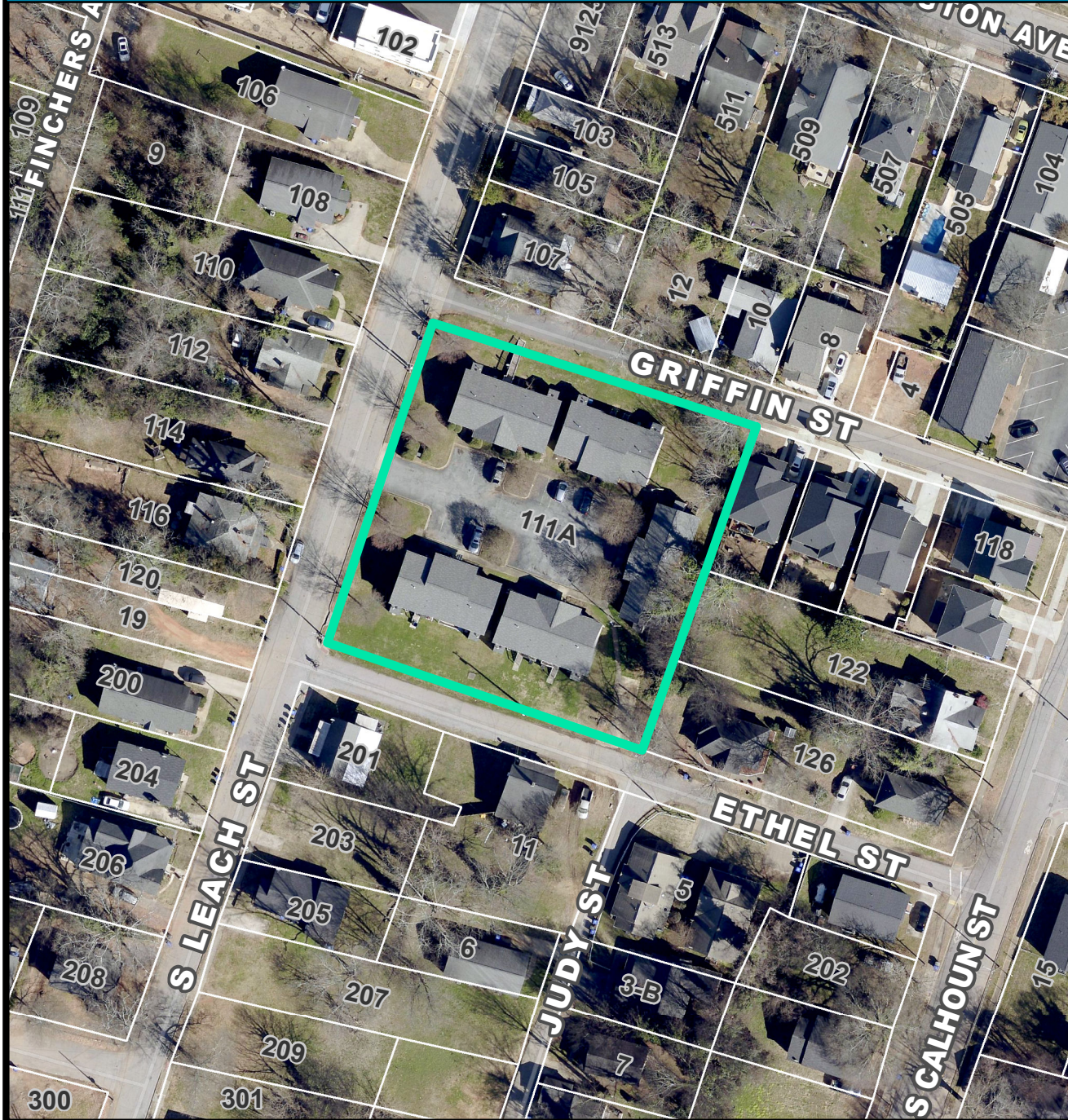
Oct 18, 2021

9. To that end, the applicant hereby affirms that the tract or parcel of land subject of the attached application **is** ____ or **is not** ☒ restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the requested activity.

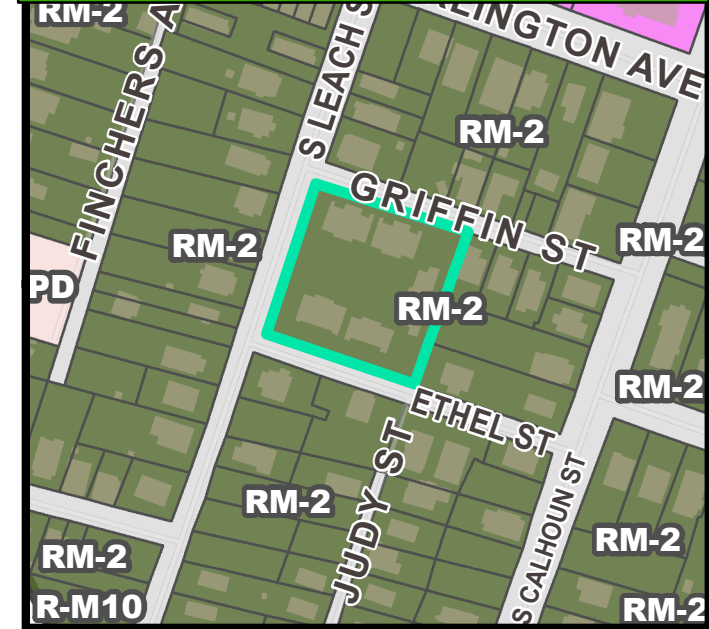
*Signatures	
Applicant	
Date	10/18/21
Property Owner/Authorized Agent	James D. Martin III
Date	10/18/21

SD-21-747 • 111 S. LEACH STREET

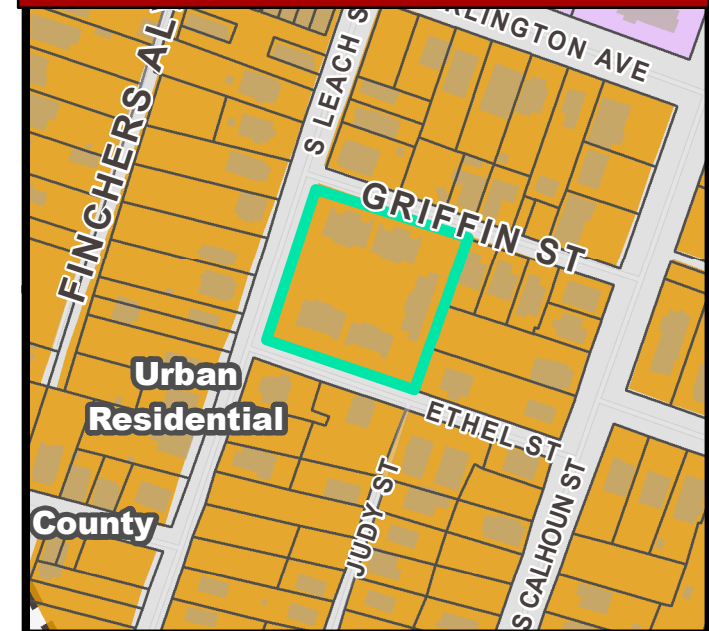
AERIAL VIEW



CURRENT ZONING

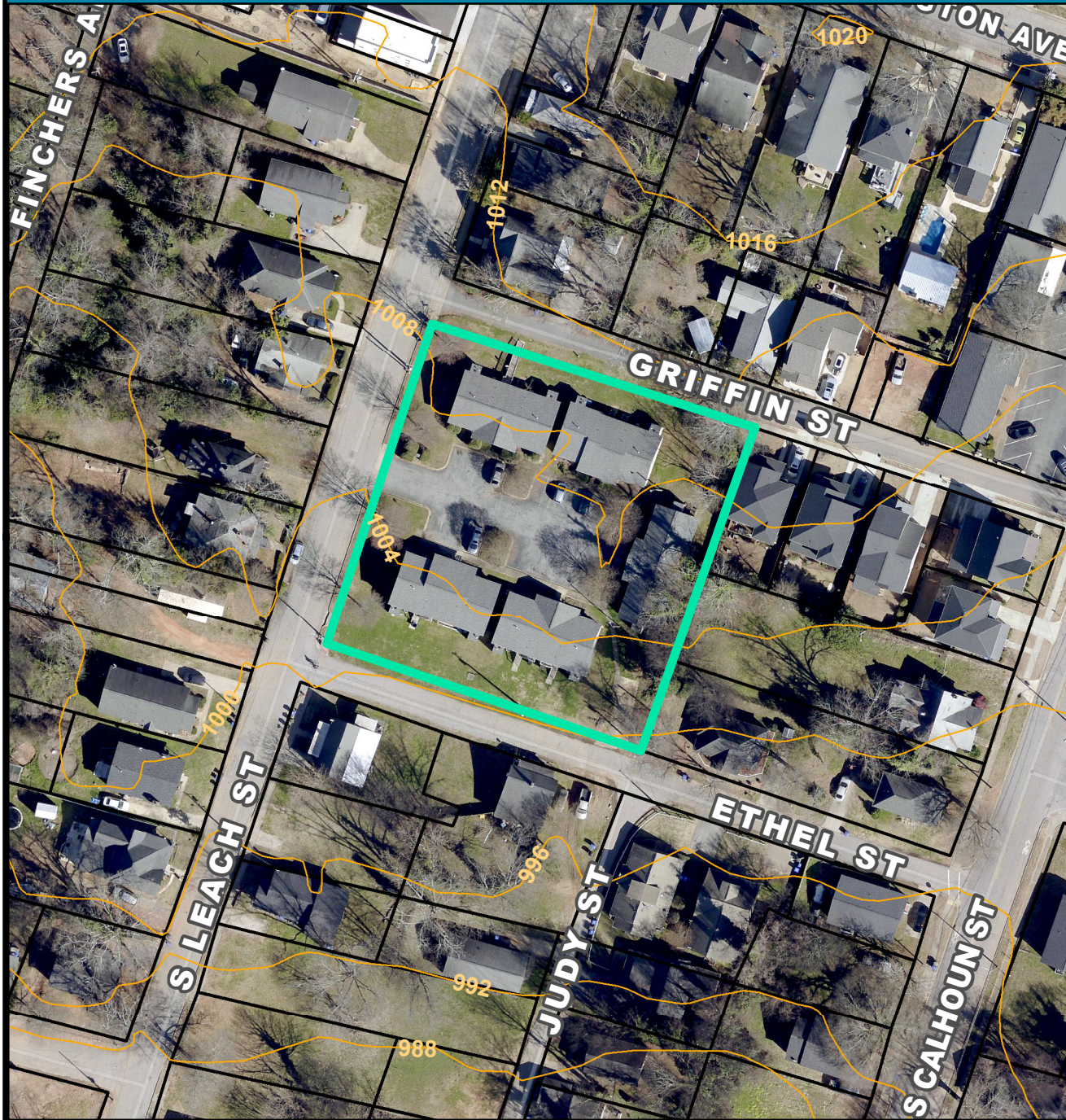


FUTURE LAND USE

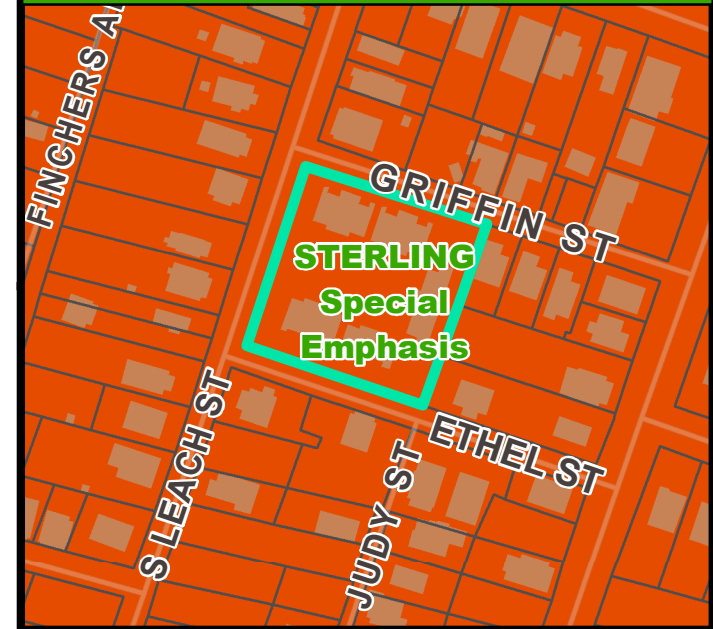


SD-21-747 • 111 S. LEACH STREET

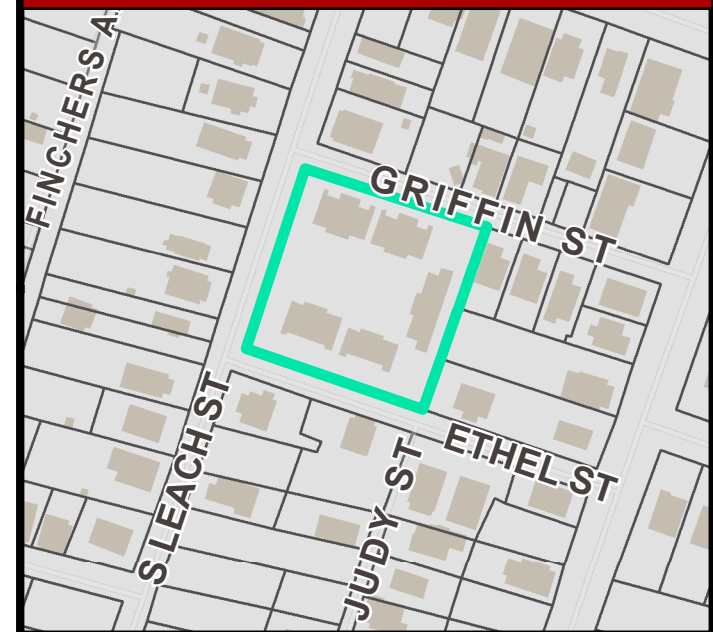
NATURAL / ENVIRONMENTAL FEATURES

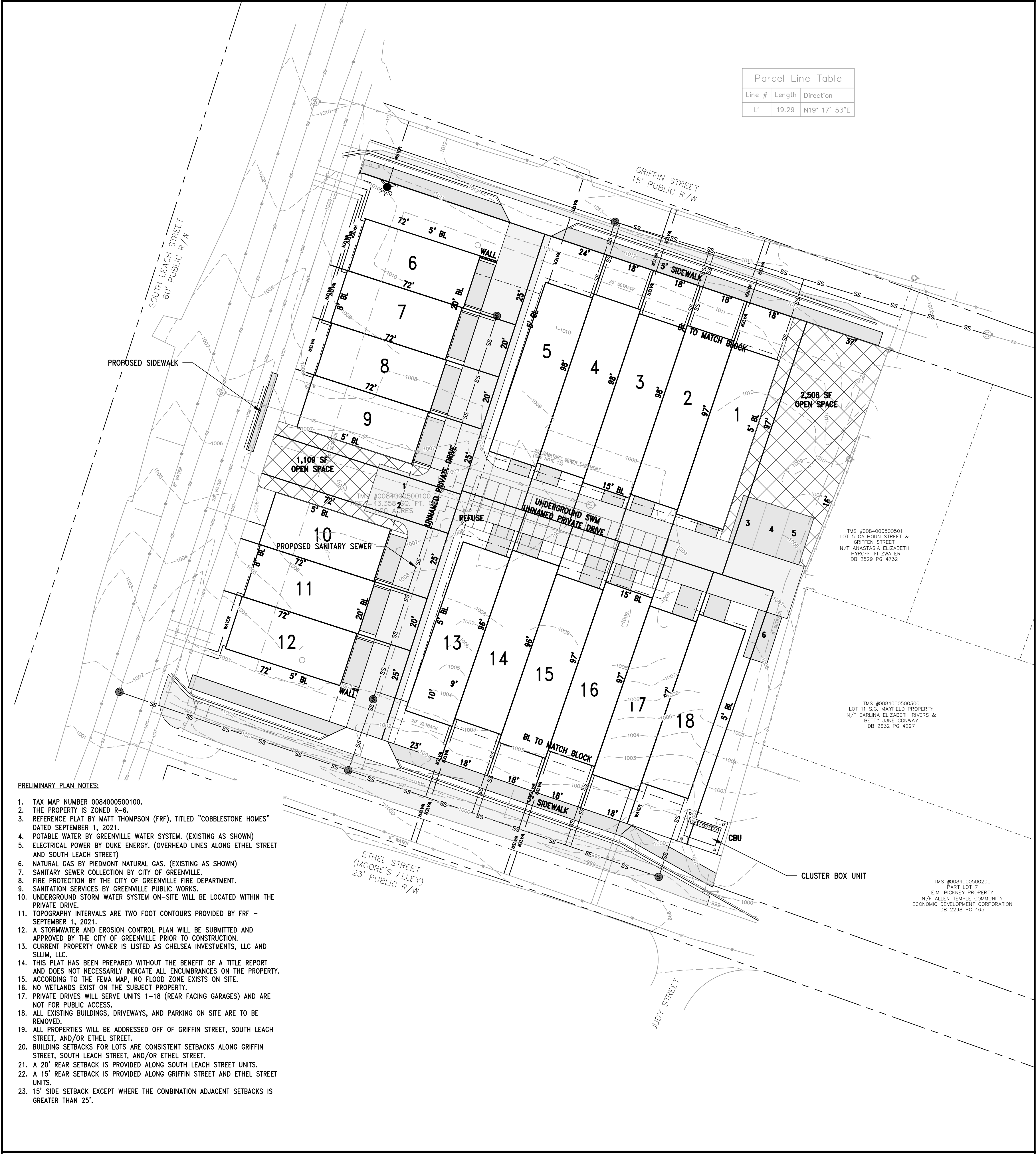


SPECIAL EMPHASIS NEIGHBORHOODS



PRESERVATION OVERLAYS





LOCATION MAP

W

W

W

SS

SS

PROPOSED WATER LINE

PROPOSED SANITARY SEWER LINE

PROPOSED FIRE HYDRANT

PROPOSED SANITARY SEWER MANHOLE

DENSITY NOTES:

SITE: 1.00 AC +/-

ZONING: RM-2

DENSITY ALLOWED: 20 UNITS/AC=20 UNITS

DENSITY PROVIDED: 18 SF ATTACHED UNITS

OPEN SPACE REQUIRED: 200 SF/UNIT=3,600 SF

OPEN SPACE PROVIDED: 3,615 SF

SCALE: 1" = 20'

20'

0'

20'

40'

SCALE: 1"=20'

PRELIMINARY PLAN

LEACH STREET COMMONS

COBBLESTONE HOMES

955 W WADE HAMPTON BLVD #11B

GREER, SC 29650

(864) 655-5160

DEVELOPER

ARBOR LAND DESIGN, LLC

P.O. BOX 263

GREENVILLE, SC 29602

(864) 495-4446

ENGINEER

NO. OF ACRES 1.00

MILES NEW ROAD 0.00

NO OF LOTS 18

ARBOR LAND DESIGN, LLC

Box 263 Greenville, S.C. 29602

Telephone: (864) 495-4446

Fax: (864) 233-6274

Email: postmaster@aldllc.net

LANDSCAPE ARCHITECTS - CIVIL ENGINEERS - LAND SURVEYORS

RECREATIONAL PLANNERS - LAND PLANNERS

DRAWN

DESIGN

CHECK

DATE:

JM3

JM3

AMA

OCTOBER 18, 2021

FILE

21157-PLM.DWG

JOB NUMBER

F21157

Neighborhood Meeting

Project Name: LEACH STREET COMMONS

Location: 2091

Time of the meeting: 6 PM

Date: OCTOBER 14 2011

Representative holding meeting: STERLING NEIGHBORHOOD ASSOCIATION (APROR LAND DESIGN)

Name	Street Address	Email
1 DOT RUSSELL	804-918-1511	POINT OF CONTACT
2 JAMES MARTIN	49 GREENLAND DRIVE	
3 AUSTIN BURN	49 GREENLAND DRIVE	
4 SUGAN BERT	8 GREEN STREET	
5 CITY OF GREENVILLE		
6 VALERIE MORGAN	810 KUNDA STREET	
7 ANASTASIA THYRUFF	9 GREEN STREET.	
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LEACH STREET COMMONS MEETING MINUTES
A PART OF THE STERLING NEIGHBORHOOD ASSOCIATION MEETING
OCTOBER 14, 2021 – 6 PM

On Thursday October 14, 2021, Arbor Land Design and Cobblestone Homes were invited to present the proposed development of 1 acre of land surrounded by Griffin Street to the north, South Leach Street to the west, and Ethel Street to the south. The property is better identified by the tax map number 0084000500100 – the owner of record is Chelsea Investments LLC and Sllim LLC. The presentation occurred during the regular monthly meeting of the Sterling Neighborhood Association. Konrad Nyblom (Cobblestone) was unable to connect to the Zoom Meeting due to technical difficulties. James Martin and Austin Allen presented the project and fielded questions and concerns from the community.

PRESENTATION

James Martin focused on the following items in the presentation of the project:

1. The property is RM-2 which allows 20 units per acre. The proposed development contains 19 single-family attached homes.
2. Access to the property is from Griffin Street to the north and Ethel Street to the south. No access from South Leach Street.
3. Private drives will provide access to the rear of homes facing South Leach Street and Griffin Street
4. Homes facing Ethel Street will have driveways onto Ethel Street.
5. Drives on Ethel Street will be ribbon drives.
6. Garages facing Ethel Street will be designed in such a way that they do not appear to be garages.
7. Although the site slopes from north to south, the developer will most likely need a 3rd floor of living space.
8. Unlike the units on Arlington Avenue, these units will not be Federal Style with a flat roof. The Roof will have hips, gables, and dormers so that the 3rd floor does not appear to be a 3rd floor.
9. There will be no on street parking, guest parking is along internal private drives.
10. Garbage collection will be in the same manner as the collection in the area.
11. Cluster Box Units will be provided.
12. Open space exceeding 3,800 square feet will be provided.

QUESTIONS/COMMENTS

1. There was concern about Griffin Street to the north. Griffin Street is a one-way street that has been improved partially. Mr. Martin indicated that Griffin Street would be improved between the western edge of the property and Leach Street. Mr. Martin indicated that the developer would explore eliminating the drive connection to Griffin Street.
2. There was likewise concern that Ethel Street was not wide enough to handle additional traffic. Mr. Martin indicated that Ethel Street would be improved from the western edge of the property to Leach Street. Mr. Martin indicated at this time that South Leach Street would not be improved but was not in need of improvement. Mr. Martin indicated that the current access would be eliminated to the site and new curb/gutter and sidewalk installed.
3. Dot Russell was concerned with the number of units located on the site. It is currently 10 and would go to 19.
4. Dot Russell and several other residents indicated concern over the displacement of the existing residents. Mr. Martin indicated that the current owner held the responsibility for relocating the

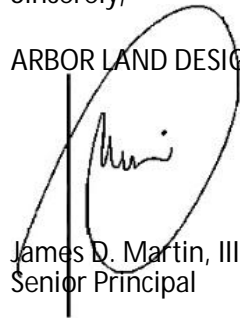
displaced neighbors and that the developer would purchase the property after the relocation of the residents. Note: A second meeting was set for October 27th to discuss this matter.

5. The neighbors were concerned about the height of the proposed homes. Mr. Martin indicated that the roof would have hips, gables, and dormers so that the 3rd floor does not appear to be a 3rd floor. The neighbor indicated that the "straight up and down" was the issue and that this solution would work.
6. The most significant discussion centered on the current residents and the need for affordable housing in the community.
7. Konrad's availability was questioned and led to a long discussion. That discussion was resolved after the meeting by setting an additional meeting on October 27th.

Please accept these as the minutes for the meeting. Members of the Sterling Neighborhood Association, the City of Greenville, and other presenters were in attendance.

Sincerely,

ARBOR LAND DESIGN LLC

A handwritten signature in black ink, appearing to read "J. Martin", is written over a vertical line. The signature is enclosed within a large, hand-drawn oval.

James D. Martin, III, RLA
Senior Principal